



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, February 17, 2021 at 6:00 p.m.**

This meeting will be held electronically because of the gathering restrictions in force due to the COVID-19 Pandemic.

Present:

Chair Bryce Brady
Commissioner Jessica Welch
Commissioner Tim Blackburn
Commissioner Anthony Jenkins

Staff Present: Community Development Director Morgan Brim, Planning Technician Cache Hancey, Planner II Briam Amaya Perez, Water Manager Sullivan Love, Assistant Public Works Director Chris Wilson, City Engineer Don Overson

Others Present: Marty Biljanic with MSI Properties and Shaun Hilton with Central Utah Water Conservancy District (CUWCD)

CALL TO ORDER

Chair Bryce Brady called the meeting to order at 6:07 p.m. and read the following statement:

1. WRITTEN DETERMINATION

This meeting will be an electronic meeting according to Vineyard Municipal Code Section 3.08.030.

I, Bryce Brady, as the Chair of the Vineyard Planning Commission, do hereby find and declare as follows:

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Utah County and Vineyard City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Utah County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the Planning Commission pursuant to electronic means that allow for public participation via virtual means; and
3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;

NOW THEREFORE, BASED UPON THE FOREGOING,

For thirty days from the date of this Order, meetings of the Vineyard Planning Commission shall be conducted by virtual means without an anchor location.

2.  INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Tim Blackburn offered an invocation.

3. OPEN SESSION

Motion: COMMISSIONER JESSICA WELCH MOTIONED TO BEGIN THE OPEN SESSION. COMMISSIONER BLACKBURN SECONDED. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER WELCH, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

After hearing no public comments, Chair Brady asked for a motion to close the open session.

Motion: COMMISSIONER JESSICA WELCH MOTIONED TO CLOSE THE OPEN SESSION. COMMISSIONER BLACKBURN SECONDED. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER WELCH, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4. MINUTES REVIEW AND APPROVAL:

No minutes were presented before the Commission for review and approval.

5. BUSINESS ITEMS

5.1 Central Utah Water Conservancy District Well Site 17, Conditional Use Permit

The Planning Commission will hold a public hearing regarding a Conditional Use Permit for a public utility. The applicant is proposing a new well site and pump house. Well drilling work will consist of drilling a 24-inch diameter drinking water production well, including drilling, casing, developing and testing the completed well. The property is located at 349 North Geneva Road, Vineyard, Utah.

Community Development Director Morgan Brim introduced the conditional use permit applicant and proposed site. He described the project area and the likeliness of the project to similar well sites near some apartment complexes. There are currently three (3) well sites near residential areas in the city. He asked for Shaun Hilton with Central Utah Water Conservancy District (CUWCD) to explain the public outreach that will be done and how they will resolve issue with residents.

Shaun Hilton described the construction timelines for drilling sites 16 and 17. While they will be drilled at the same time, only site 17 requires a Conditional Use Permit. The timeline for construction that was given in the staff report is from March of 2021 to March 2022. He stated that CUWCD have planned on starting at well 17 first and getting that drilled, then moving north to well 16 a constructing the well houses afterwards. Drilling will take 2-3 months which consists of a rig drilling in a 24-hour operation with crews changing periodically. There will be noise barrier walls installed to mitigate noise to the neighbors. Another well, Site 8 is in the middle of an apartment complex and had the sound walls installed that has prevented much of the noise. There is a public consultant group that will be on board with CUWCD while wells 16 and 17 are being drilled.

Mr. Brim asked if there would be an educational campaign to inform the public of what is going on at these sites. Mr. Hilton replied that there will be door hangers sent out and they will try to communicate with the neighbors to make them aware of the activities.

Commissioner Blackburn asked if the equipment will be brought in through Geneva Road. Mr. Hilton replied that all equipment would be brought in through Geneva Road. Commissioner Blackburn then asked if the sound will be similar to that of drilling in pylons. Mr. Hilton replied


that well drilling is different and quieter than pylon pounding. There will pylon pounding to get the sound walls constructed but it will be minimal compared to the drilling.

Mr. Brim explained that the City did receive complaints about drilling for other wells but CUWCD has been great at communicating with residents on these issues. Because of the size of the operation, drilling has to happen 24 hours a day. Mr. Hilton explained that if they have to shut down drilling, the well has a good probability of collapsing on itself.


Mr. Blackburn asked if the City knew anything about the demographics of the neighboring housing units. Mr. Brim replied that most of the population is students, young professionals, and young families. Mr. Blackburn asked if CUWCD is working with the HOA to post about the operation. Mr. Hilton stated that they are working with the nearby HOA's to post on clubhouses and entrances to notify the public.

Mr. Brim explained that staff has produced a proposed motion that included conditions.

Commissioner Jenkins asked if CUWCD will be updating their Wellsatvineyard.com website. Mr. Hilton replied that they will be updating the website to include information about these wells.

 **Motion:** COMMISSIONER JENKINS MOVED TO OPEN TO A PUBLIC HEARING. COMMISSIONER BLACKBURN SECONDED MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER WELCH, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Motion: COMMISSIONER JENKINS MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER WELCH SECONDED MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER WELCH, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

 **Motion:** COMMISSIONER WELCH MOVED APPROVE THE MOTION WITH THE PROPOSED CONDITIONS. COMMISSIONER JENKINS SECONDED MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER WELCH, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.2 Eastlake Lot 05, Site Plan

MSI Properties is requesting approval for a new warehouse/industrial building. This building will be located at 71 E 1750 N within the Manufacturing (M) District. Parcel Number: 38:559:0005.

Planner II Briam Amaya Perez introduced the proposed property as well as the applicant. This project is 12.39 acres and valued at \$9 million. Construction will take around 10 months to complete, beginning in April 2021. The property is in the M district, meant for manufacturing. It would allow for mixed use. Manufacturing, warehousing, and office space are all part of this area. This area is designated as the Vineyard commerce center. Mr. Perez continued to describe the size and appearance of the building. The perimeter of the site is surrounded by protected open space, Lindon City, and already built warehouses.

Mr. Perez stated that the design of the building passes City requirements with varied architectural forms and is consistent with the natural environment. Staff has worked with the applicant to mitigate building massing with varied rooflines, wall panels, decorative inserts, and glass. The buildings have safe connectivity for vehicles and pedestrians.



Mr. Perez continued that the landscaping of this area is extensive. Vineyard only requires 5% of this zone to be reserved for landscaping and this applicant has planned for 25% of the area for landscaping. They have created a buffer to the reserved open space around the perimeter. They have included xeriscape, gravel, and mulch in their design.

The applicant has exceeded all of the parking requirements. With the proposed square footage, the City would require 222 total parking spaces. The applicant has proposed 234 parking spaces and have shown that they cleared the ADA parking expectations as well. Mr. Perez proceeded to show and describe the elevations of the buildings and materials board.

Mr. Perez asked the applicant to consider a connection to the Lindon Heritage Trail and to make sure parking is screened from the public row. He stated that the applicant has agreed to increase screening on the southwest corner of the site and to draw up a new site plan.

Mr. Perez reported that staff found that the site meets the requirements in the zoning code. Staff proposed for the Commission to approve the applicant's proposal with conditions.

Chair Brady asked about the 30-foot side yard setback being in compliance. Mr. Perez replied that he believes he made a mistake and the setback should be 24 feet. Mr. Brim later confirmed that the setback requirement is set at 25-feet.

Commissioner Jenkins asked about the connection to the Lindon Heritage Trail and he would like to add a condition to the motion for the applicant to connect to the trail. Marty Biljanic with MSI Properties stated that they are unsure where the trail connection will need to be as the trail appears to be not crossing into this property. Assistant Public Works Director Chris Wilson stated that Lindon City is working on a project to design and extend that trail. They want the trail completed by next year. City Engineer Don Overson explained that the trail is going to cross diagonally Pioneer Lane and not be included in this property. Mr. Brim explained that the staff was wanting for the applicant to include a connection from the site to the Lindon Heritage Trail, not to finish the Trail.



Motion: COMMISSIONER JENKINS MOTIONED TO APPROVE THE EASTLAKE LOT 05 CONDITIONAL USE PERMIT WITH THE FOLLOWING CONDITIONS: THE APPLICANT SHALL PROVIDE SCREENING OF ALL PARKING LOTS OF FOUR (4) OR MORE SPACES VISIBLE FROM THE STREET VIEW BY A LANDSCAPED BERM, DECORATIVE WALL, VERTICAL LANDSCAPING, OR COMBINATION THEREOF AT LEAST THREE (3') FEET HIGH AS MEASURED FROM THE FINISHED GRADE ADJACENT TO THE PARKING AREA TO BE SCREENED, THE APPLICANT SHALL UPDATE THE SITE PLAN/LANDSCAPING PLAN TO REFLECT THE ADDITION OF SCREENING MATERIALS ALONG THE PUBLIC ROW, AND THE APPLICANT IS SUBJECT TO ALL FEDERAL, STATE, AND LOCAL LAWS. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS CHAIR BRADY, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER WELCH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

6. WORKSESSION

No items were brought before the Commission for the work session.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Blackburn updated the Commission on the fencing for Walkara Way. He stated that there should be cattle brought to the area in the next 2-3 weeks. There will be another section of fence built soon.

Commissioner Welch mentioned that the installation of the NARX disposal unit will be installed in the next few weeks. It will be located and locked away at the City Office.

Mr. Brim mentioned that the city has installed a time lapse camera on the Walkara Way property to create a video of the impact of the cattle on the phragmites and other invasive species. He wanted to make sure that it was documented. The General Plan is also in the process of getting a first draft together so that the Commission can start making amendments. Staff is hoping to go to a public process around April.

8. ADJOURNMENT



Motion: COMMISSIONER WELCH MOVED TO CLOSE THE MEETING. COMMISSIONER JENKINS SECONDED MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER WELCH, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician